

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Juliet A. Dixon aka Juliet Agatha Dixon
Debtor(s)

CHAPTER 13

U.S. BANK NATIONAL ASSOCIATION (TRUSTEE
FOR THE PENNSYLVANIA HOUSING FINANCE
AGENCY).

Movant

NO. 17-12483 AMC

vs.

Juliet A. Dixon aka Juliet Agatha Dixon
Debtor(s)

11 U.S.C. Section 362

William C. Miller Esq.

Trustee

ORDER

AND NOW, this **19th** day of **December**, 2017 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay is granted and the automatic stay of all proceedings, as provided under Section 362 of Title 11 of the United States Code, as amended, is modified with respect to the subject premises located at 265 New Street, Spring City, PA 19475 ("Property), to allow Movant, or its successor or assignee, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, the automatic stay, having been so modified, shall not prohibit any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) from taking any legal action to enforce or establish its right to possession of the Property.



Ashely M. Chan
United States Bankruptcy Judge

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